

**PLANNING BOARD
RESOLUTION NUMBER 2014-19**

**APPROVAL FOR A MAJOR DEVELOPMENT PLAN AND
CONDITIONAL USE FOR THE DEVELOPMENT OF THE
TRUMAN WATERFRONT PARCEL (RE# 00001630-001000,
AK 9038855; RE# 00001630-001100, AK# 9038866) LOCATED
IN THE HISTORIC PUBLIC SERVICE AND SEMIPUBLIC
SERVICE -1 (HPS-1), HISTORIC MEDIUM DENSITY
RESIDENTIAL (HMDR), HISTORIC RESIDENTIAL
COMMERCIAL CORE - 4 (HRCC-4) AND THE HISTORIC
NEIGHBORHOOD COMMERCIAL – 2 (HNC-2) ZONING
DISTRICTS PURSUANT TO SECTION 108-91(A.)(2.)B. AND
C. AND 122-61 OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF ORDINANCES OF THE
CITY OF KEY WEST, FLORIDA**

WHEREAS, the subject property is located in the Historic Public Service and Semipublic service – Truman Waterfront (HPS-1), the HMDR, the HRCC-4 and the HNC-2 zoning district; and

WHEREAS, Section 108-91 of the Code of Ordinances provides that within the Historic District a Major Development Plan is required for addition or reconstruction of equal to or greater than 2,500 s.f of gross floor area and the addition of outdoor activity or similar activities equal or greater than 5,000 square feet; and

WHERAS, the applicant proposed a Master Plan with associated Draft Landscape Plan and Conceptual Drainage Plan to develop the Truman Waterfront Park Master Plan; and

WHEREAS, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Major Development Plan; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 20, 2014; and

WHEREAS, the granting of a Major Development Plan application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the granting of a Major Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Master Plan for the development of the Truman Waterfront Park (RE# 00001630-001000, AK 9038855; RE# 00001630-001100, AK# 9038866, located in the HPS-1, HMDR, HRCC-4 and HNC-2 zoning districts, is hereby approved pursuant to Section 108-91 of the

Land Development Regulations of the Code of Ordinances of the City of Key West, Florida), as shown in the attached plans dated March 4, 2014 with the following conditions of approval:

1. That the associated bicycle substitution variance is approved by the Planning Board.
2. Navy:
 - a. The existing planned shared pedestrian/auto pathway making use of the existing East Quay shall be modified to eliminate automobile access and a drivable access way from the existing Eaton Street easement area southward to and through the parking lot north of Building 103 shall be implemented separately. This drivable access way will be placed to immediately border the Park boundary with the Truman Annex residential property. The easement dedicated to the Navy from Eaton Street to the Quay will be eliminated, and be replaced with an easement for the new access way. This redefined access way will provide the assured and agreed upon vehicular access way for the Navy from the area of the Eaton Street easement southward to the Southard Street extension into the park.
 - b. The City will continue to coordinate with the Navy during cruise ship operations, including, but not limited to, pedestrian, trolley, bus, chandler support, and train staging, etc., to ensure that there is no impact to the military mission.
 - c. The City will continue discussions with the Navy regarding the option of a joint use Entrance Control Point (ECP) structure and any proposed structures in the vicinity of the ECP will be coordinated with the Navy to ensure clear line of site and compliance

with Anti-Terrorism Force Protection (ATFP) standoffs and security requirements.

- d. A standard operating agreement to define coordination and planning solutions to move military vehicles and equipment through the park complex during urgent or special events shall be concluded before completion of phase 1 construction (road realignment plan) of the Park. This can be assured as a condition of the Major Development Plan approval through a Memorandum of Agreement.
- e. The easements will be reviewed, updated and/or eliminated through coordination with the Navy as part of the Phase 1 construction documents within 180 days of development plan adoption. This approach will ensure the accuracy of the associated surveys and thus the easement documentation.
- f. In the event that City and Navy have coordinated the use of City property for special events, the coordination efforts will be done to ensure that military operations are not impacted.
- g. Once the lighting plan has been finalized, the City will conduct an informal lighting study with NAS Key West to determine potential impacts to the military mission. Additionally, the City will coordinate the potential impacts of the proposed lighting on the Navigation Range Markers with the Navy Port operations and local Harbor Pilots. The proposed lighting plans will meet Dark Sky standards that require fixtures to focus light on the ground and not spill off the site.

- h. After plan adoption the LRA will transmit the development plan for final Navy review subject to the 2002 Quit Claim Deed.
- 3. An easement is required to be executed with Keys Energy for access to electric poles along Navy boundary on the southern edge of the property.
- 4. For all elevated structures, areas between the bottom floor of the structure and grade must be buffered by lattice or similar materials approved by the Historic Preservation Planner and fully landscaped.
- 5. Building construction on the site including the development of the amphitheater, community center and building 103 shall at a minimum be LEED certified consistent with Comprehensive Plan Policy 1-1.1.6 that requires a green building certification of the highest standard.
- 6. That rainwater be captured from all building roof surfaces into adequate sized containers and redistributed for onsite irrigation purposes using ARCSA standards.
- 7. That if permanent irrigation system is required that the system be built to ARCSA standards.
- 8. Lighting shall be designed to “Dark Sky” lighting standards and shall meet energy efficiency standards established by an accepted third party environmental standard consistent with F.S Chapter 255.2575(2).
- 9. Tree Commission approval is required for the overall Landscape Plan in addition to each phase of the removal/relocation and replacement of vegetation based upon the approved Landscape Plan.

10. The complete set of plans dated March 4, 2014 are hereby adopted and incorporated herein.
11. That the proposed two way traffic direction on Angela Street be coordinated with the adopted Truman Waterfront Connectivity Plan based on the attached Memo from the Engineering Division dated March 21, 2014.
12. Emergency call boxes are distributed throughout the site in coordination with the KWPD.
13. Fire hydrant locations are coordinated with KWFD.
14. Two electric vehicle charging stations are installed at three points within the park.
15. The lease for the restaurant for Building 103 shall contain the following provisions:
 - a) That the business establish and maintain a marketing plan on order to reduce vehicular trips to the venue promoting multimodal accessibility to the site via website, reservations, etc.
 - b) That the lessee obtain a Green Business Certification.
 - c) That the business separate the collection of food waste to be donated for compost purposes at the adjacent Community Garden or for onsite reuse.
 - d) That the business recycle all materials collected by waste management.
 - e) Lessee must obtain a Conditional Approval Permit, subject to annual inspection.

Section 3. That the timeline for expiration of this Development Plan is approved for phasing for a maximum of 10 years. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 10 years after

the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of March, 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director.



3/26/2014

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:



3/24/14

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:



3-31-14

Cheryl Smith, City Clerk

Date

TRUMAN WATERFRONT PARK

PREPARED FOR:
CITY OF KEY WEST, FLORIDA



P. O. BOX 1409
3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33041
305-809-3822

DEVELOPMENT APPLICATION
March 3, 2014

DEVELOPMENT APPLICATION
March 3, 2014

TRUMAN WATERFRONT PARK

PREPARED FOR:

CITY OF KEY WEST, FLORIDA

**IP-200 P.O. BOX 1408
3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33041
305-809-3822**

DEVELOPMENT APPLICATION
March 3, 2014

INDEX OF SHEETS

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S-002	BOAT PARKING PLAN	A1-04
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BP-201	COMMUNITY CENTER ROOF PLAN	A1-06
BP-202	HORSES STABLES EXTERIOR ELEVATIONS	A2-01
BP-203	HORSES STABLES ROOF PLAN	A2-02
LS-000	LANDSCAPE CROSS SECTIONS KEY SHEET T	A2-03
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LS-002	LANDSCAPE CROSS SECTIONS	A2-05
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DP-002	UNDIMENSIONED SITE PLAN	EE-01
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TD-002	TREE DISPOSITION PLAN	LC-02
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TD-006	TREE DISPOSITION PLAN	LC-06
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TD-008	TREE DISPOSITION PLAN	LC-08
TD-009	TREE DISPOSITION PLAN	LC-09
TD-010	TREE DISPOSITION PLAN	LC-10
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CD-002	CONCEPTUAL DRAINAGE PLAN	LC-14
CD-003	CONCEPTUAL DRAINAGE PLAN	LC-15
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CD-005	CONCEPTUAL DRAINAGE PLAN	LC-17
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CD-010	CONCEPTUAL DRAINAGE PLAN	LC-22

LOCATION MAP

PROJECT SITE

LANDSCAPE ARCHITECT
BERMELLO, AAVIL & PARTNERS, INC.
1000 NE 1st Street, Suite 1000, Ft. Lauderdale, Florida 33304
Phone: (954) 467-0753
(800) 885-0753
Email: info@bermello.com

ARCHITECT
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Email: info@bermello.com

CIVIL ENGINEER
Perez Engineering & Development, Inc.
1000 NE 1st Street, Suite 1000, Ft. Lauderdale, Florida 33304
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Email: info@bermello.com

STRUCTURAL ENGINEER
DDA Engineers, P.A.
4801 SW 37th Court
Miami, Florida 33135
(305) 852-8299 (Fax)
Email: info@ddae.com

Mechanical, Electrical, and Plumbing
HNGS Engineers, Inc.
4801 SW 37th Court
Miami, Florida 33135
(305) 852-8299 (Fax)
Email: info@hngs.com

LAND SURVEY
Island Surveying, Inc.
1019 Northeast Drive, Suite 201
Key West, Florida 33040
(305) 294-2323 (Fax)
Email: info@islandsurveying.com

GENERAL CONTRACTOR
FitzZiggy's Inc.
1000 NE 1st Street, Suite 1000, Ft. Lauderdale, Florida 33304
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Interior Design • Landscape Architecture**
2801 South Bayshore Drive
Suite 1000
Miami Florida 33133
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Fax (305) 565-3700

A circular stamp with a decorative border containing the text "THE CITY OF NEW YORK" at the top and "NEW YORK" at the bottom.

PROJECT NAME
**TRUMAN
WATERFALL
PARK**

REGIONS OF TANT INFORMATION:

માર્ગદારી

MR. J. A. DUNLEY
FLORIDA REGISTERED LANDSCAPE
ARCHITECT
#08001795
SUBMITTAL DESCRIPTION MARK STONE

COMMISSION

SEARCHING SHEET INFORMATION	
IN PROJECT NO.	12010
AS NOTED	February 12, 2014
DATE	
SERIALIZED BY:	KID
CHECKED BY:	RPH
ADDED FILE:	1-2-14 - Standard Preprint
SEARCHING THE	ILLUSTRATIVE
PLAN	

SHEET NO.

100





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Intraco Design • Landscaping Architecture
2001 South Solana Drive
Suite 1000
Nearby Florida 1113
(305) 459-2000
Fax (305) 459-0799



PROJECT NAME
**TRUMAN
WATERFRONT
PARK**

PROJECT LOCATION/ADDRESS:
TRUMAN WATERFRONT PARK
1300 NAVY DRIVE
TRUMAN NAVY BASE
NORTH OF KEY WEST NAVAL BASE

PROMPTNESS SEAL

BA PROJECT NO.
100-00000000
SUBMITTAL DESCRIPTION/LIST/CHECK

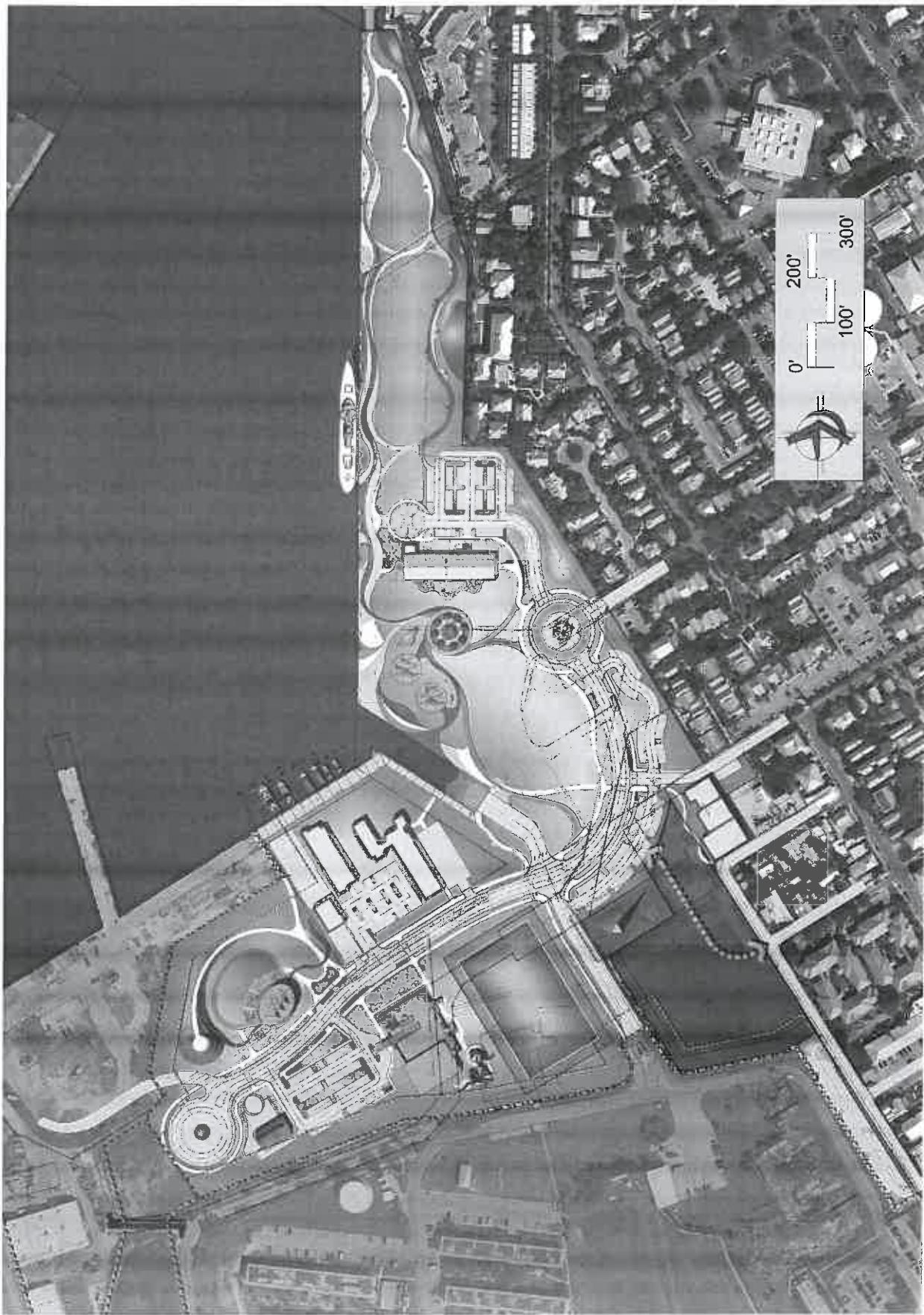
DEVELOPMENT
APPLICATION
March 5, 2014

DRAWING SHEET NUMBER
1 002-2013 Response to RFP Review
2 002-2013 Response to RFP Review

DRAWING DATE/TIME
BA PROJECT NO. 100-00000000
SHEET NO.: 1
DATE: February 12, 2014
DRAWN BY: KJO
CHECKED BY: RTH
CADD FILE: 100-00000000-4

DRAWING TITLE
**SURVEY
OVERALL
PLAN**

SHET NO.



SO-00



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Fax (305) 650-3700

PREPARED FOR THE
CITY OF KEY WEST



TRUMAN
WATERFRONT
PARK

PROJECT LOCATION ADDRESS:
KRUHMAN WATERFRONT PARK
WEST OF FORT STREET AND
KRUHMAN ANNEX DEVELOPMENT
NORTH OF KEYWEST NAVAL
SUB-CONSULTANT INFORMATION

PROFESSIONAL SEARCH



DEVELOPMENT
APPLICATION
March 3, 2014

Review

Boat Size	Number of spaces
20' x 40'	6 spaces
20' x 60'	5 spaces
20' x 70'	2 spaces
20' x 80'	15 spaces
20' x 90'	1 spaces
30' x 40'	4 spaces
30' x 50'	4 spaces
30' x 75'	2 spaces
30' x 80'	4 spaces
30' x 100'	17 spaces
40' x 100'	3 spaces
Total	63 Spaces

U.S. Energy Policy

This aerial view shows the proposed layout for the Port Zerimar Marina Park. The site features a large marina area with various boat slips and a central pier. To the west, there is a proposed marina building complex. A detailed legend provides information on boat sizes and parking spaces.

Proposed Boat Slip Legend:

Boat Size	Number of spaces
20' x 40'	6 spaces
20' x 60'	5 spaces
20' x 70'	2 spaces
20' x 80'	15 spaces
20' x 90'	1 spaces
30' x 40'	4 spaces
30' x 60'	4 spaces
30' x 75'	2 spaces
30' x 80'	4 spaces
30' x 100'	17 spaces
40' x 100'	3 spaces
Total	63 Spaces

U.S. Navy Base:

The map also includes labels for the "U.S. Navy Base" and "Southward" direction.

BP-00

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IERMELLO AJAMIL
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**PERMELLO AJAMIL
& PARTNERS INC.**
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GRUMAN
WATERFRONT
PARK

WORK A. OLNEY
FLORIDA REGISTRED LANDSCAPE
LA 0001705
SUBMITAL DESCRIPTION/MATERIALS

DEVELOPMENT
APPLICATION
March 3, 2014

VISIONS

TRANSITION SHEET INFORMATION

February 12, 2014

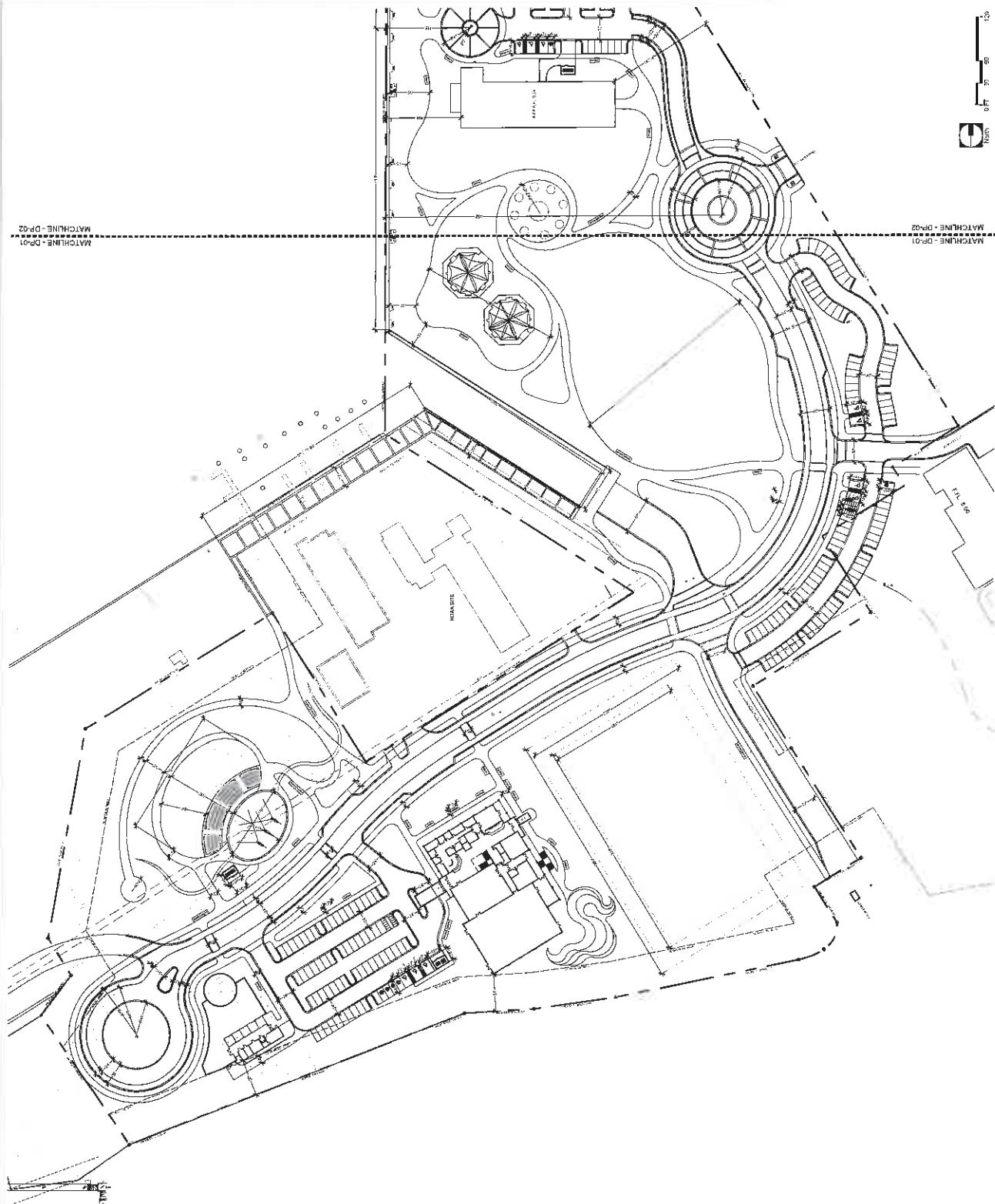
* Translated by Dr. A. J. R.

IMMENSIONED
SITE
PLAN

DP-01

MATCHLINE - DP-02

MATCHLINE - DP-01
MATCHLINE - DP-02



RWT
OC



BETHELLY & MALL
Engineering, Planning
Architects

Interior Design, Landscape Architecture
2201 University Drive
Suite 1000
Miami, Florida 33133
Fax: (305) 667-5700



PROJECT NAME:
TRUMAN
WATERFRONT
PARK

PROJECT NUMBER:
06-00000000000000000000000000000000

PROJECT LOCATION/DESCRIPTION:
TRUMAN WATERFRONT PARK IS THE
NORTHWESTERLY EXTENSION OF THE
TRUMAN AREA DEVELOPMENT
NORTH OF KEY WEST NAVAL BASE.

PEREZ ENGINEERING &
DEVELOPMENT, INC.
Certificate of Authorization No. 8779

ALBERTO PEREZ, P.E.
NAVAL WATERFRONT PROPERTY
OWNER/EXCavATION/DESIGNER

DEVELOPMENT
APPLICATION
March 3, 2013

RESPONSIBILITY
1. GAZELLE
2. 9/29/2013

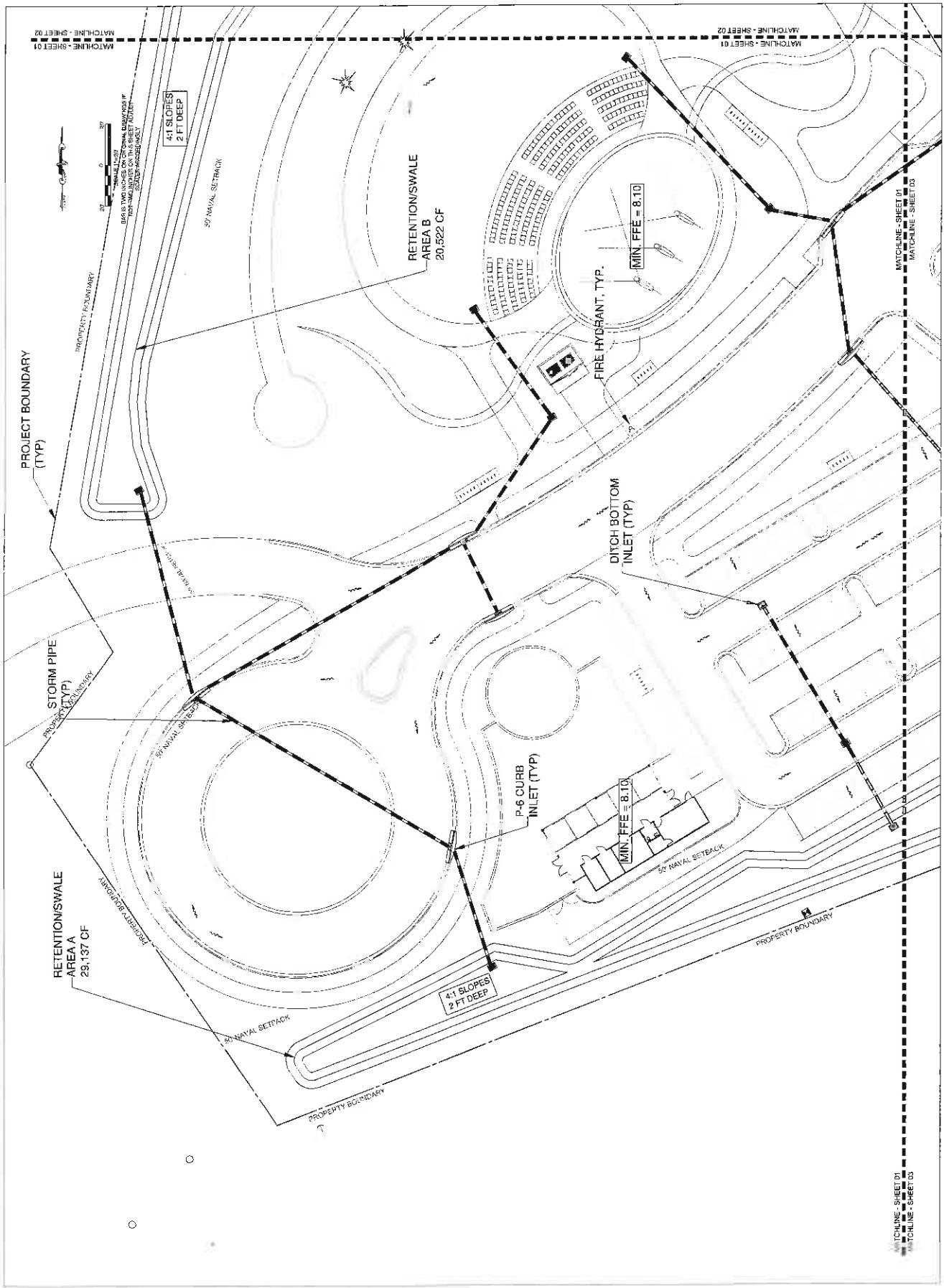
DRAWING SHEET/FORMAT/4

BA PROJECT NO.: 10116
SCALE: 1:20
DATE: January 1, 2013
DRAWN BY: RTM
CHECKED BY: ASH
CADD FILE: CADD.DWG

CONCEPTUAL
DRAINAGE
PLAN

SHEET NO.: 03

CC-01





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INSTRUMENTS ENGINEERS &
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STATE OF FLORIDA, FL

1245 FLAGLER AVENUE

KEY WEST, FL 33040

THE CITY OF

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THE STATE OF

FLORIDA



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PROJECT NAME
TRUMAN
WATERFRONT
PARK

PROJECT NUMBER
SPECIFIC ADDRESS
TRUMAN WATERFRONT PARK
WEST OF CORT STREET AND THE
TRUMAN MANUFACTURING COMPANY
PROPERTY OF THE CITY OF KEY WEST, FLA.

PERMIT NUMBER
CITY OF KEY WEST, FL
P.O. BOX 4049
Waterfront Avenue
Key West, FL 33040

PROFESSIONAL SEAL
ALLEN L. PEREZ, P.E.
REGISTERED ENGINEER
1010 Lincoln Drive
Key West, Florida 33040
(305) 293-5444
Fax: (305) 294-6416

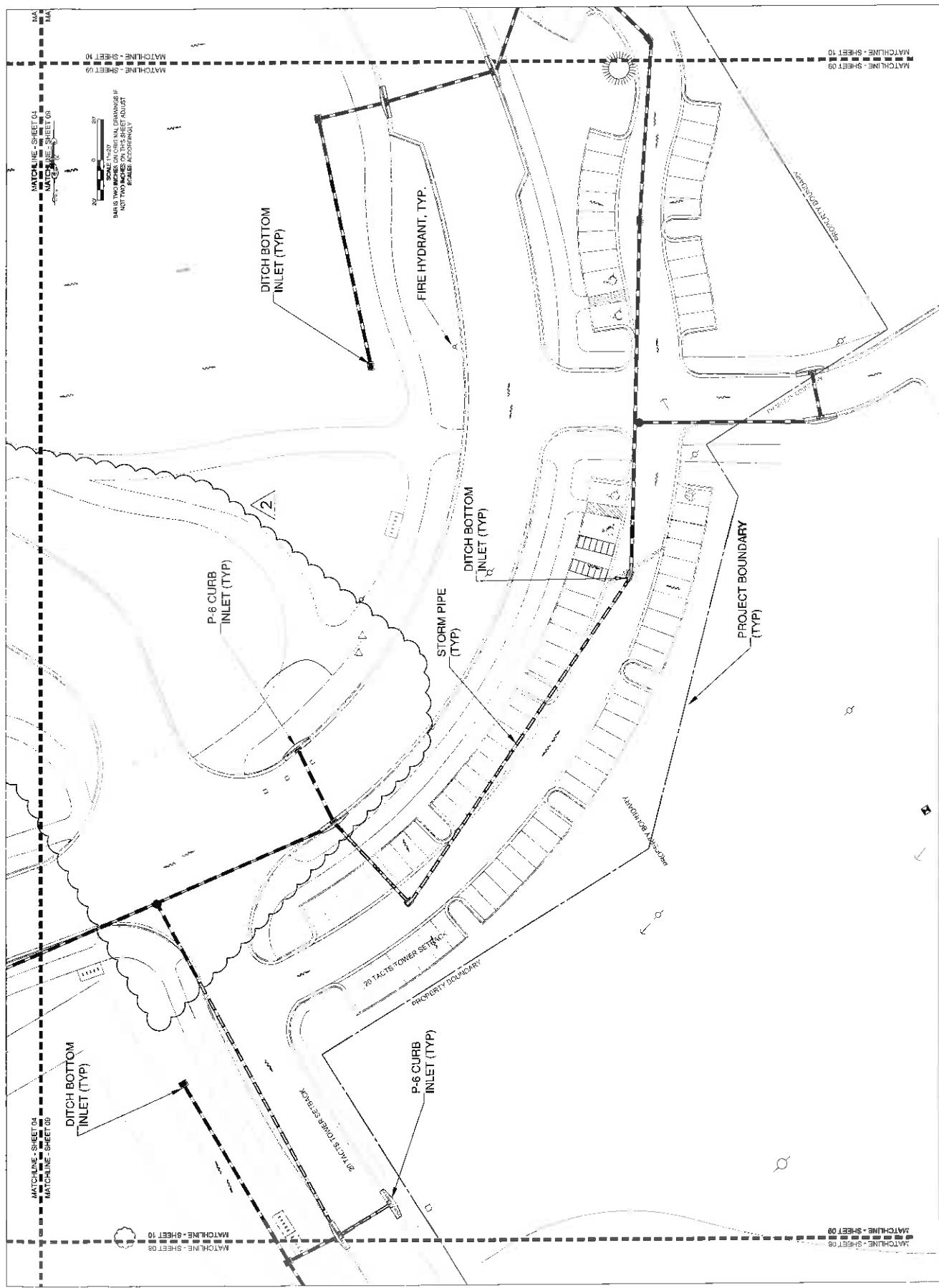
DEVELOPMENT
APPLICATION
March 3, 2013

REVISION
2 Revision 4

DRAWING
CONCEPTUAL
DRAINAGE
PLAN

DRAWING SHEET FOR DRAWING
BA PROJECT NO. 12010
SCALE 1" = 20'
DATE JUNE 14, 2013
DRAWN BY RTM
CHECKED BY ABP
FILE # 12010-14-RTM-ABP

CC-09





BERMELLO AJAMIL
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Fax (305) 665-3100

PREFERRED CONTRACTOR:
CITY OF MIAMI BEACH,
P.O. BOX 1439
JAMES WEAVER AVENUE
MIAMI, FL 33148



PROFESSIONAL STAMP

TRUMAN
WATERFRONT
PARK

PROJECT NUMBER: 1020
TRUMAN WATERFRONT PARK
OF BISCAYNE BAY AND THE TRAIL
KINGS BISCAYNE, NORTH OF
THE BISCAYNE BAY AREA.
NOT FOR EXACT LOCATION.

SUBCONTRACTOR INFORMATION:

mbi | k2m
ARCHITECTURE, INC.

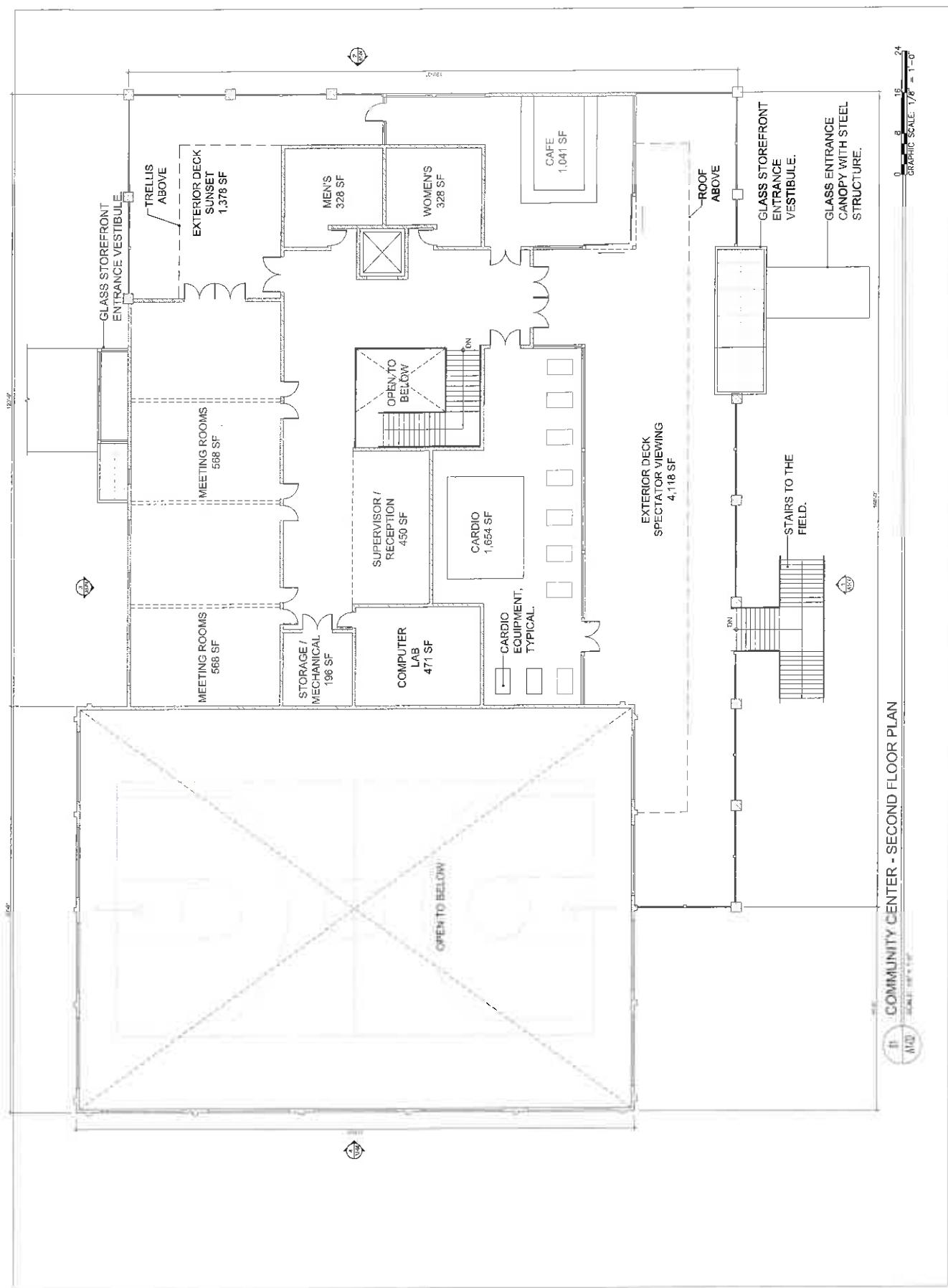
1331 University Street, Suite 101
Seattle, WA 98101
Tel: (206) 282-7120
Fax: (206) 282-7176
E-mail: info@mbik2m.com
URL: www.mbi-k2m.com
PRO-FED #A020568
SUBMISSION DATE: 1-29-2013 COMMENCEMENT DATE: 1-29-2013

PROFESSIONAL STAMP:

ANTONIO L. SANCHEZ, AIA,
FLORIDA REGISTERED ARCHITECT
LICENSURE NUMBER A10000
SUBMISSION DATE: 1-29-2013 COMMENCEMENT DATE: 1-29-2013

DRAWING SHEET INFORMATION:

BA PROJECT NO.: 1020
AS DRAWN
DATE: 01/14/2010
DRAWN BY: PS
CHECKED BY: AD
CABINETS: 5/8, 10, 16, 24
DRAWING TITLE:
COMMUNITY CENTER - 2ND FLOOR PLAN
SHEET NO. A1-02





**BERWELLO AJAMIL
& PARTNERS INC**
Architects • Engineers • Planners
Design • Construction • Architecture
2601 South Bayview Drive
Markham, Ontario L3R 1J3
(905) 669-2455
Fax: (905) 669-2450

REPAID FOR OWNER:
THE CITY OF NEW WESTMINSTER,
CITY OF NEW WESTMINSTER,
100 QUAIL FLEET AVENUE
NEW WESTMINSTER, BC V3L 4A4

TRUMAN
WATERFRONT
PARK

USE OF VISUAL INFORMATION:

卷之三

ARCHITECTURE INC.
1801 Vineyard St., Suite 101
Key West, FL 33040
Tel: 305-282-7722
Fax: 305-282-2162
Email: info@archinc2m.com
URL: www.archinc2m.com
PROF. REG. AACI#011059

10

ANTHONY D. SARNI, R.A.
FLORIDA REGISTERED ARCHITECT
LICENSE NUMBER AHO5008
SUBMITTAL & SIGNATURE: ANTHONY D. SARNI

January 14, 2013

卷八

DRAWING SECURITY INFORMATION

A903

CUPOLA FOR
VENTILATION WITH
CORRUGATED METAL
ROOFING.

WEDNESDAY, SEPTEMBER 22, 2010

PEAK ROOF SLOPE 2:19 → ROOF SLOPE 3:12 ←

The drawing shows a rectangular foundation plan with a central vertical column. A horizontal line extends from the left side of the rectangle to the left, labeled "S: PAPERET WALL". To the right of the rectangle, there is a vertical line labeled "BALANIZED STEEL" and "DUDICATOR HEAD AND DOWNSPOUT". The word "PEAK" is written vertically near the top right corner of the rectangle.

HORSE STABLE ROOF PLAN



BERNELLO AJAMIL
& PARTNERS • INC
Architects • Engineers • Planners
In-Office Design • Long-Distance Architecting

200 South Orange Avenue
Suite 1100
Orlando, Florida 32801
Fax: 407.850.0599

DESIGNED FOR OWNER:
CITY OF NEW YORK - 1st
BUDGET AVENUE
NEW YORK, NY 10001



TRUMAN
WATERFRONT
PARK

STRUCTURE
TRUMAN WATERFRONT PARK WEST
1001 Washington St., S-8-10
Key West, Florida 33040
Architectural Company of Key West,
Rev. Street Naval Base
Architect of Record
DRAFTS: DRAFTS/PLANS
PHONE: 305-262-1162
FAX: 305-262-1162
EMAIL: info@architectskeywest.com
PHONE: 305-262-1162
FAX: 305-262-1162
PROJ. REG. NO. 4659

DESIGNER/OWNER:

mbi | k2m

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DESIGNER/OWNER:

mbi | k2m

ANTHONY S. SANCIO R.A.
REGISTERED ARCHITECT
LICENSURE NUMBER 00000000000000000000
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PROJ. REG. NO. 4659

DESIGNER/OWNER:

mbi | k2m

ARCHITECTURE, INC.

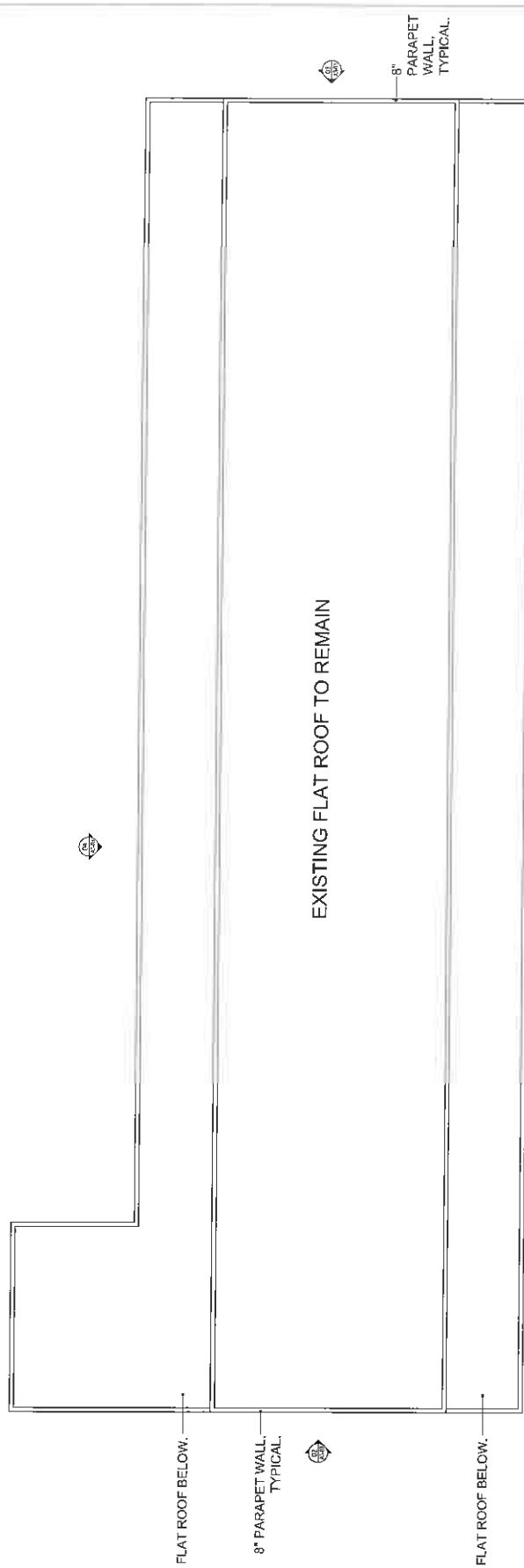
1001 Washington St., S-8-10
Key West, Florida 33040
Architectural Company of Key West,
Rev. Street Naval Base
Architect of Record
DRAFTS: DRAFTS/PLANS
PHONE: 305-262-1162
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FAX: 305-262-1162
PROJ. REG. NO. 4659



HISTORIC BUILDING 103 ROOF PLAN

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"
24
0 8 16 24
DRAWING NO. 103
SHEET NO. 1
BUILDING 103
ROOF PLAN

A3-02



**BERMELLO AJAMIL
& PARTNERS, INC.**
Architects • Engineers • Planners
Interior Design • Landscape Architects
20001 South Alkaline Drive
Miami, Florida 33173
(305) 659-2550
Fax (305) 659-1700



PROJECT NAME:

TRUMAN WATERFRONT PARK

PROJECT NUMBER:
TRUMAN WATERFRONT PARK
WEST OF FRONT STREET AND THE
CITY OF KEY WEST FL.
P.O. BOX 2000, 20TH AVENUE
KEY WEST, FL 33040
SUBMISSION DATE: 3/3/2014

DRAWING SHEET NUMBER: A4-01

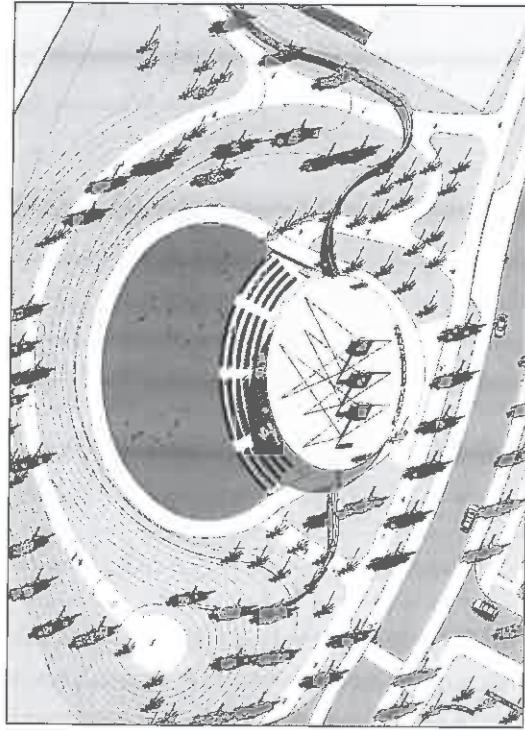
TOPO ENGINEER: S.A.
AKW/PY
SUBMITTING ORGANIZATION: ECTONE

DEVELOPMENT
APPLICATION
March 3, 2014

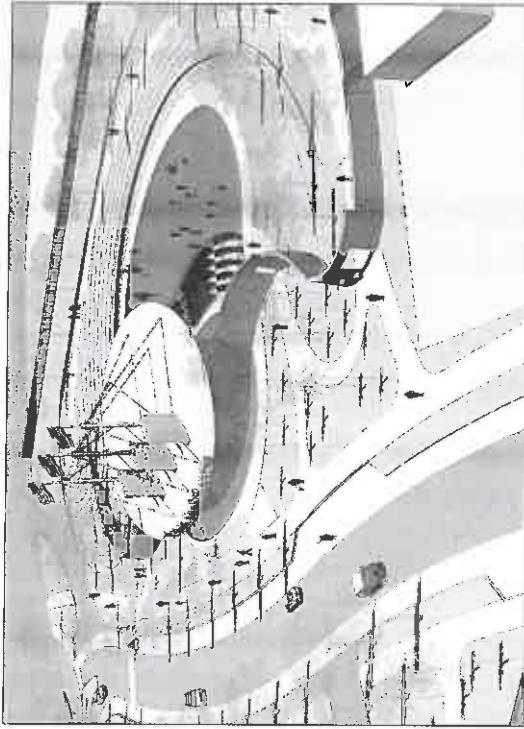
DRAWING SHEET NUMBER: A4-01
BA PROJECT NO.: 10310
AS XEROXED
FEBRUARY 12, 2014
SCALE: 1/4" = 1'-0"
DATE: 1/14/2014
DRAWN BY: H
CHECKED BY: G8
CADD FILE: 10310-A4-01.dwg
DRAWING TITLE: AMPHITHEATER
RENDERINGS

SHEET NO.

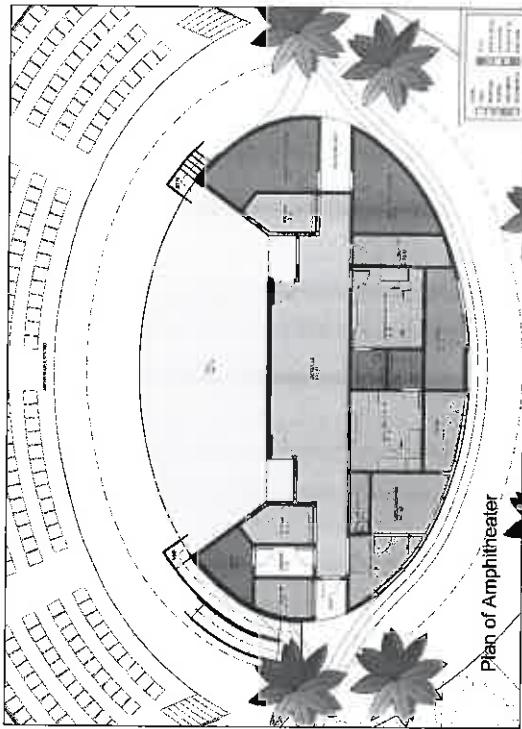
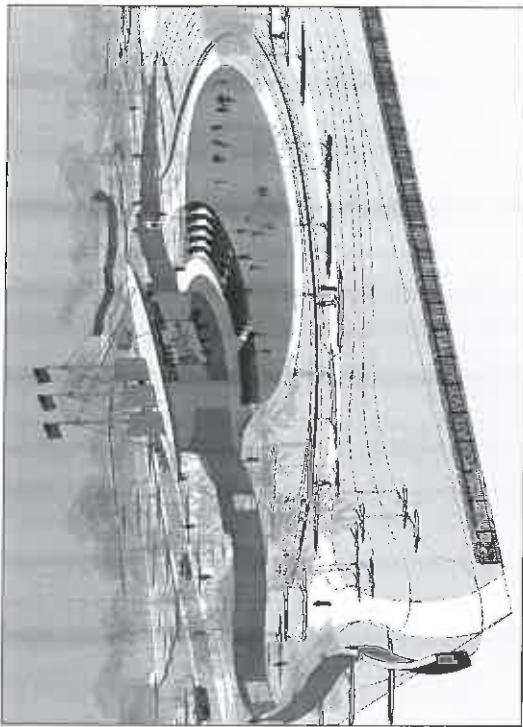
A4-01



3 PLAN VIEW OF AMPHITHEATER



4 BIRD'S EYE VIEW FROM THE EAST

1 PLAN VIEW OF AMPHITHEATER BUILDING
SCALE: N/A
AS-BUILT2 BIRD'S EYE VIEW FROM THE NORTH
SCALE: N/A
AS-BUILT

R/K



BERNELLO AJAMIL
& PARTNERS INC

Architects • Engineers • Planning
Incorporated 1981 • Suite 1000
1000 South Biscayne Boulevard
Miami, Florida 33131
Phone (305) 467-1313
Fax (305) 467-1000



RECEIVED NAME:

**TRUMAN
WATERFRONT
PARK**

PROJECT NUMBER: 1201
PROJECT DESCRIPTION:
PROPOSED WATERFRONT PARK
IN THE TRUMAN STATION AREA
WEST OF THE CANAL
TRUMAN ANNEX DEVELOPMENT
NORTH OF KEY WEST NAVAL BASE

BERNELLO AJAMIL & PARTNERS INC.

SEAL/STAMP/SEAL

TYPE: DRAWING
AS OF: 07/17/2014

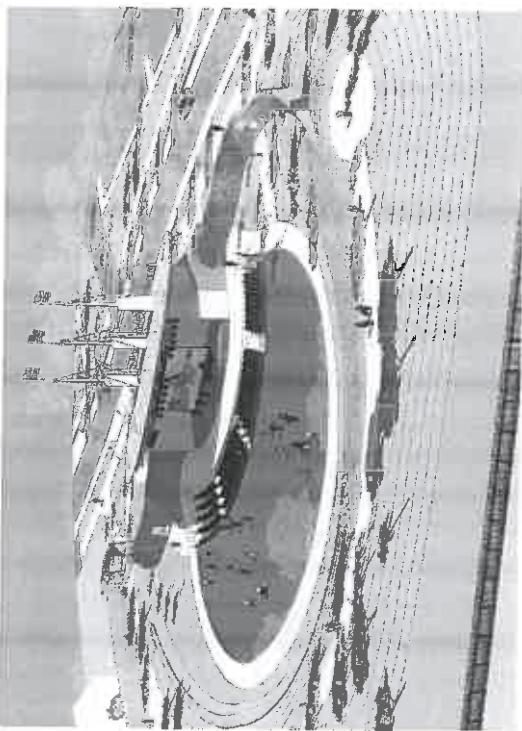
DEVELOPMENT
APPLICATION
March 3, 2014

DRAWING SHEET INFORMATION
BA PROJECT NO: 1201
SHEET NO: 1
SCALE: N/A
DATE: February 12, 2014
DRAWN BY: Y
CHECKED BY: S
LADY: P/M
DRAWN TITLE: AMPHITHEATER
RENDERS

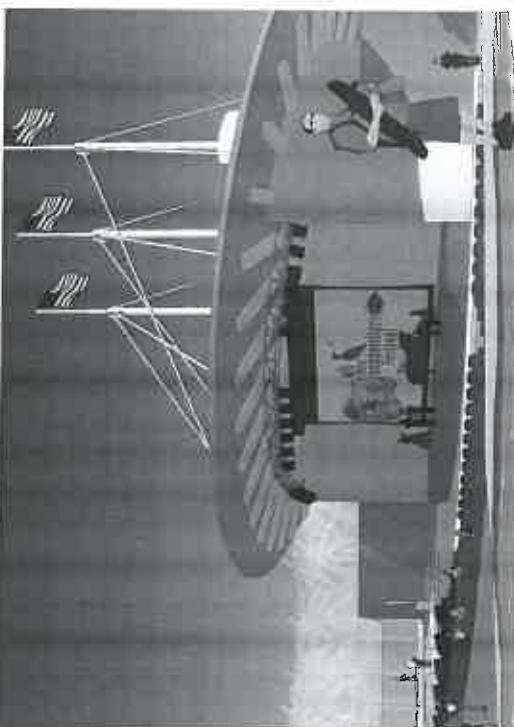
SHEET NO.

A4-02

3 BIRD'S EYE VIEW FROM THE SOUTH
A4-02 SCALE: N/A

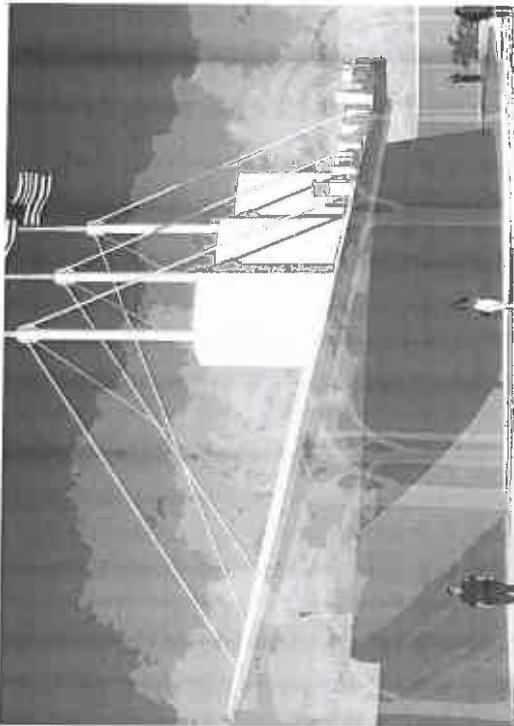


1 BIRD'S EYE VIEW FROM THE WEST
A4-02 SCALE: N/A



2 GROUND LEVEL VIEW FROM THE WEST
A4-02 SCALE: N/A

W/K



4 GROUND LEVEL VIEW FROM THE SOUTHWEST
A4-02 SCALE: N/A

A4-02



BERMELLO AJAMIL
& PARTNERS INC.

American Government & Planning
Institute, Inc. A registered planning
firm.
2029 South Bayshore Drive
Miami, FL 33148
Phone: (305) 639-2513
Fax: (305) 639-3103

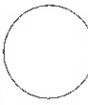


PROFESSIONAL NAME:

**TRUMAN
WATERFRONT
PARK**

PROJECT OWNER'S
TRUMAN WATERFRONT PARK
WEST OF FORT STREET AND THE
TRUMAN AREA DEVELOPMENT,
MARATHON ACTIVITIES
SUBDIVISION AND MARINA.

PROFESSIONAL SEAL:



TODD S. BERNICK, P.A.
A MEMBER OF

SUBMITTER'S SIGNATURE:
JANETTE

DEVELOPMENT
APPLICATION
March 12, 2014

DRAWING SHEET NUMBER(2)
BA PROJECT NO.: 12010
SCALE: 1/8" = 1'-0"
DATE: FEBRUARY 12, 2014
DRAWN BY: YI
CHECKED BY: SB
CADD FILE: 12010.dwg
ELEVATION STYLE:
**AMPitheater
Rendings**



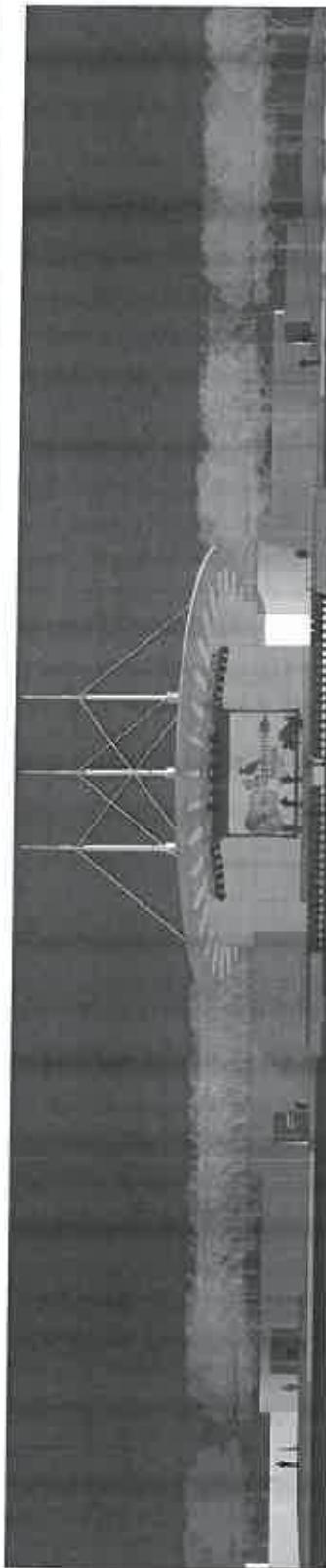
1 GROUND LEVEL VIEW FROM THE EAST

4 SOUTH ELEVATION

AA-02

AA-03

SCALE: N/A



2 NORTH ELEVATION

AA-02

AA-03

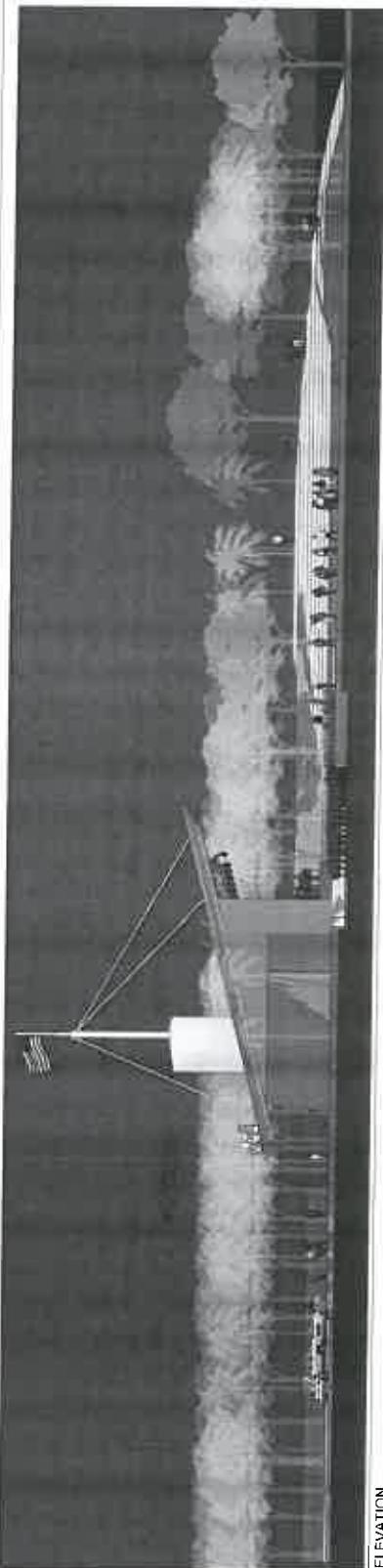
SCALE: N/A

3 EAST ELEVATION

AA-02

AA-03

SCALE: N/A



ee
mk

A4-03
A4-02



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

TO: Nicole Malo, Planner II
Donald Craig, Planning Director

CC: James Bouquet, Director of Engineering
Doug Bradshaw, Senior Project Manager

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: March 21, 2014

**SUBJECT: Truman Waterfront
Conditional Use Application**

Truman Waterfront Park Development Plan, dated March 3, 2014, has been reviewed for the Conditional Use Application. Inconsistencies regarding the proposed Angela Street park entrance and existing conditions within the right-of-way shall be noted for the record, and should be addressed prior to site development.

Please coordinate the Angela Street park entrance, shown as two-way traffic, with the Bahama Village/Truman Waterfront Connectivity Project, GN-0901. (Plan sheets for that section of Angela Street are enclosed.)

A summary of existing conditions within the Angela Street right-of-way are as follows:

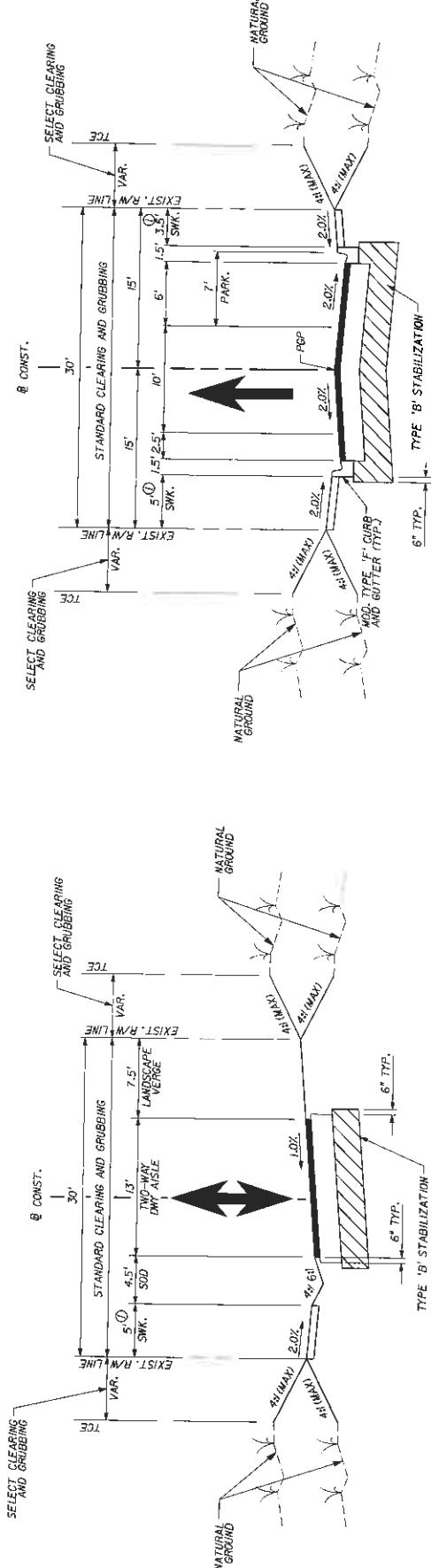
- 1) Angela Street right-of-way width is 30 feet.
- 2) The length of Angela Street from the Utility Board property to Emma Street is approximately 150 feet. This section of Angela Street provides access to one residential property, and is a designated two-way driveway aisle. The right-of-way is not utilized for street parking.
- 3) Keys Energy Services utility poles are located along the north side and the south side of Angela Street. Distances between the poles, measuring across the street, are 19 feet ranging up to 22 feet.

Based on existing conditions and a six-foot roadside clear zone width, a maximum travel lane width of 18 feet could possibly be attained. Traffic lanes should be 12 feet in width, but not less than 10 feet in width.¹ 18-foot travel lane width is insufficient for two-way traffic.

¹ Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Street and Highways (Florida Greenbook), State of Florida, Department of Transportation, 3-17, 3-24, 3-70.

RNC

oe



STA. 201+78.72 TO STA. 203+32.00

NOTES:
1. SIDEWALK WIDTH WILL VARY ALONG CORRIDOR DUE TO PHYSICAL ENCROACHMENTS
2. SIDEWALKS SHALL BE REMAIN IN PROPOSED SIDEWALK EXTENDING BEYOND THE
CORRIDOR BY ONE FEET. CONTRACTOR SHALL NOT REMOVE EXISTING SIDEWALK.
3. CONTRACTOR SHALL NOT REMOVE EXISTING SIDEWALK OR SIDEWALKS LOCATED ALONG THE
CORRIDOR.

POSTED SPEED = 30 MPH
DESIGN SPEED = 35 MPH

DESIGN SPEED = 35 MPH

DATE	DESCRIPTION	REVISIONS	DATE

mark

8

STA. 203+32.00 TO STA. 207+84.27

NEW CONSTRUCTION
FRICION COURSE FC-9.5 (TRAFFIC C1(5')/RUBBER)
TYPE SP-12 STRUCTURAL COURSE (TRAFFIC C12')
CEMENTED COATING LBR 100 (C1)
TYPE BY STABILIZATION (C2) MMN. LBR 40

卷之三

卷之二

LIVELIHOODS

TAVI

三

199

